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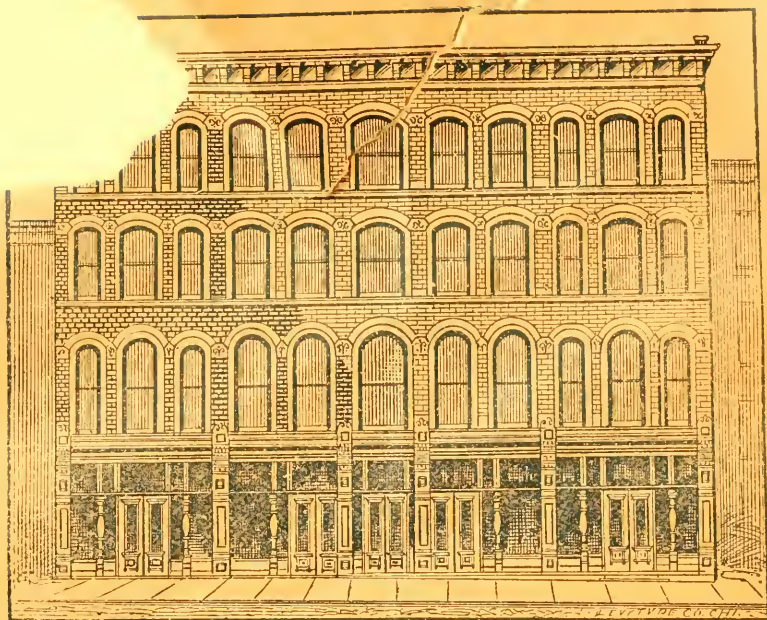
A BOOMING CITY

Presented by

Sapham G. Bichter,

REAL ESTATE BROKERS,

Springfield, Mo.



BAKER BLOCK.

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LAPHAM & BROTHER

Whose Offices Occupy the Whole of the Third Floor of
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Square, Have a Large List of

Choice Properties for Investment.

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Many of Them within a Year,

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TELEPHONE No. 1.

SPRINGFIELD, MO.



A BOOMING CITY.

SPRINGFIELD MISSOURI

Leaping Forward with Giant Strides.

The Southwestern Metropolis Aspiring to
Third Place Among Missouri Cities.

**Real Estate Transfers that Aggregate
\$250,000 Daily.**

**Unprecedented City Growth---A Rich Harvest
for Investors.**

Special Dispatch to the Globe Democrat.

SPRINGFIELD, MO., MARCH 19.—Springfield—the staid, conservative, wealthy and always enterprising metropolis of the southwestern portion of Missouri—has caught the spirit of the times and is now experiencing the thrill of that stage of exceptional growth and prosperity which is designated, for lack of a more expressive word, the “boom” Two weeks ago this city, with its 20,000 people, was moving along in the even tenor of its way, reaching out with a sure hand for these enterprises that would add to the growth, wealth and prestige of the city, but after a fashion void of the effervescence of those western towns that have of late made the greatest noise, whose present consist of air castles, and whose future is on paper.

THE BOOM ARRIVES.

But even better things were in store, and Springfield, which has attained its present population, wealth and commercial importance by slow stages, covering a generation, awoke a few mornings since, to find itself confronted by that young Samson of the West the “Boom” which, with his magic wand, makes towns of villages and cities of towns.

It was two weeks ago to-day that this indefinable and, in a measure, unaccountable, influence was first felt here: and, without stopping to question its authority, the "Queen of the Ozarks" surrendered, and an era unparalled in the history of this or any other city in the west was entered upon. Following immediately upon the heels of a recognition of the fact by the people of Springfield, that they were called upon to adjust themselves to a new and even brighter condition of affairs came strangers—men of means, who had just measured and weighed inflated towns, whose clatter has for months attracted wide-spread attention. These shrewd, far-seeing men took in the situation at a glance. Here was a city with a population of 20,000; with a commerce that laid tributary 100 miles of territory on every side; with an assessed valuation of \$6,000,000; with two trunk lines of railroad already in operation; with another in course of construction, and still another in contemplation; with manufactories, churches representing every denomination, and with exceptional educational facilities; with miles of substantial business houses and thousands of beautiful homes; with street-car lines, water works, gas and electric-light works, and all the accessories of modern civilization, and with the certainty of taking early rank among the great cities of the West.

REAL ESTATE FIGURES LOW.

And yet in the presence of such certainty, and with such possibilities within reach, these visiting capitalists found real estate, for both business and residence purposes, ridiculously low. Choice business property was changing owners at from \$50 to \$100 per front foot. Handsome residence lots within a stone's throw of the business center found buyers at from \$10 to \$25 per foot, while choice acre property at the city limits was being tossed from owner to owner in a happy-go-lucky fashion at from \$100 to \$200 per acre.

The visitors quickly saw and took advantage of the lack of local appreciation as to the value of property, and went into the market as bulls. Springfieldians were apt pupils, and with the scales lifted from their eyes, all joined hands and the boom was on. It would be impossible in this connection to keep pace with the transactions since. The first week of the revival in reality showed transfers aggregating \$1,300,000. This week's sales, as shown by the Auditor's books to-night aggregate about \$2,500,000.

About four days after the boom struck Springfield the deeds commenced pouring into the Recorder's office at a rate which appalled and yet delighted that officer.

A NOVELTY ANYWHERE.

From day to day, as abstracts were completed for property sold, his business increased and he doubled his force of assistants; still

he fell behind with the work, but there was room for no more clerks in the office and he had to put on two forces, which are now running, one for the day and the other for the night, yet the deeds have not been filed for record in half the transfers made. It was all the chief functionary could do to receive the deeds and fees and enter them on his file-book, and the crowd, at times, was like that which gathers at the window of a country post office at mail time. The Recorder has been compelled to order new record books. His business in one day is now as great as that of two weeks was formerly.

Instances of profits realized by men from the advance in property have been before telegraphed to the GLOBE-DEMOCRAT, but there is one deserving of especial mention. A young man having \$1,000 cash and a powerful nerve bought \$38,000 worth of business lots, paying \$1,000 for a thirty days' option. In three days he sold the property at an advance of \$15,000, thus acquiring a small fortune. This is only one of the many instances of a similar kind. Many times in the day a man would be offered \$1,000, \$2,000 or more advance for a bargain, just made.

The advance in prices proceeded pretty evenly as between business and residence lots in different portions of the city. Some ten additions to the city, each containing 200 to 750 lots, have been platted, put upon the market and sold within the past week. The demand was so great that several other additions are now being platted.

A SOLID PERMANENT BOOM.

But what is the basis of the Springfield boom? will be the most natural inquiry. This was the question that first suggested itself to your correspondent, and after diligent and painstaking investigation he is prepared to assert that it rests upon a foundation broad and lasting. The price of real estate, as before stated, was unwarrantably low, and even after two weeks' active work by the bulls, and an advance of full 50 per cent, Springfield property is from 300 to 500 per cent under that of Wichita, Kans., a city of about equal population, but with nothing like the present solidity and future prospects of this place. In other words, Springfield real estate will stand a still further advance of 200 per cent before the bears will feel called upon to exercise their claws.

But it should not be understood that the boom is confined to real estate transactions, for there are many things that go to assure the permanency of the era upon which this city has entered. Last year the value of new buildings erected was estimated, in round figures, at \$1,000,000. Architects and builders are now in possession of facts upon which to base the assertion that this year's record will double that of last. The city is also positively assured of the immediate construction of the Missouri Pacific road from Boonville via Springfield to Little Rock, Ark. This, in connection with the two trunk lines, the Gulf and the Frisco,

which now give an outlet east and west and north and south, will add materially to the commerce of the city and its importance as a railroad center. It is also believed that the Chicago and Alton will, at an early day, make Springfield a southern terminal point.

The following additional information will also be of interest to those of an inquiring turn of mind:

MANUFACTURING ENTERPRISES.

The extent of the manufacturing enterprises of Springfield is already something of which to be proud, but, considering the attractive and inviting field opened by the increasing railroad facilities, this branch of business must be considered yet in its infancy although it is healthy and robust, and gives every sign of attaining great dimensions in the early future.

First in importance are the Frisco railway shops, which give constant employment to 500 men at such wages that no strikes are ever thought of. Additions are being made to these shops which will necessitate the employment of 150 more men.

The shops of the Kansas City, Ft. Scott and Gulf Railroad were also recently located here, and the buildings and improvements cover several acres. Though they are not all completed a large force of men are employed. The company has also purchased thirteen acres more just west of the present plant to be used in extending their shops. It is confidently expected that 1,500 men will obtain employment at no distant day.

One of the largest woolen mills in the west is turning out fabrics which are not excelled anywhere, and which find a ready sale.

There are six flouring mills; with a capacity of 1,500 barrels per day, and some of them are among the largest and most expensively constructed in the West, and have repeatedly taken first premiums at the St. Louis Fair.

Two large iron foundries are located here, one on the Gulf and the other on the Frisco railway. The latter manufactures the material for the Perkins system of water-works, which is extensively used in the Western cities, and also a large proportion of casting for the Frisco Railway.

SOLD ALL OVER THE UNION.

There are eight tobacco and four cigar factories which do an enormous business. One of the tobacco firms has lately erected a large four story brick building for their factory. The tobacco and cigars manufactured here are sold in nearly every state in the Union.

Springfield has a pork packing establishment, a branch of the Ames house, of St. Louis, which puts up 300 hogs per day, thus affording home market for hogs.

The Springfield wagon factory is one of the most valuable institutions of the city, and sells more wagons throughout this and adjoining and Southern States than any factory west of the Ohio.

There is a brewery which cost \$30,000 and which enters into lively competition with the St. Louis breweries in this section.

A barbed wire factory occupies fine buildings and does a big business.

In addition, there are numerous other manufacturies, such as a lumber and cooperage company, extensive white-lime works, spice mills, slatted fencing, barrel and stave factory, galvanized iron cornice works, etc.

WELL LIGHTED AND WATERED.

The electric-light plant furnishes about fifty large lights for business houses, forty street lights which are distributed about the city, and numerous incandescent lamps for residences and business houses. The gas company, having a franchise which lasts four more years, the expenses of the street electric lights are paid by private subscriptions.

The water-works system is the most satisfactory in the State. The supply is obtained from a large spring seven miles north of the city, and is sufficient for a city of 100,000 people. With the aid of an efficient fire department provided with all necessary equipments, it is almost impossible for a fire of any great extent to occur.

Springfield has five miles of street-railway which extend to the various depots and business centers, to Maple Park Cemetery and the Fair Grounds. The system comprises a belt line around the city. There were formerly two companies, but they have consolidated. The telephone system is very extensive and liberally patronized.

Springfield has an active, wide-awake Board of Trade, which is just completing a commodious \$10,000 building. There are 100 members, composed of the best business men of the city. It has the best-arranged Fair Grounds, amphitheater and exposition buildings in the State, outside of St. Louis, and possibly St. Joe.

The churches are well represented, and have some costly edifices. There are in Springfield seventeen white and four colored churches, embracing three Presbyterian, two Catholic, three Baptist, four Methodist, two Cumberland Presbyterian, two Congregationalist, two Episcopal, one Swedish Baptist, one German Baptist, and one Christian church edifice. Two other church edifices will shortly be erected. Several of the churches are models of architectural beauty.

EDUCATIONAL FACILITIES.

No city in the West equals Springfield for educational facilities. Her public schools have long sustained a reputation that is the envy of other cities, and Drury College deserves to be ranked with the leading Eastern colleges, numbering among its professors men of no culture. It has a forty-acre campus and \$290,000

worth of buildings. Besides these there is Loretto Academy, a business college and minor educational institutions.

Springfield has three daily newspapers well filled with advertisements. Two are morning and one evening, and two receive the Associated Press dispatches. Two of them are arranging to erect buildings of their own, as has been previously stated.

MUNICIPAL CONSOLIDATION.

The citizens of the two corporations, Springfield and North Springfield, will vote Tuesday, the 29th inst., on the question of consolidating the two cities under one municipal government. There is no doubt that the proposition will carry in both towns by large majorities. The name of the new municipality will be Springfield, and it will be as it is now—a city of the third class.

Under the amendments to charters of cities of that class, adopted by the present Legislature, the system of improvements is much simplified, and with the inauguration of the City Council following the consolidation, extensive street improvements are contemplated, chief of which is a sewerage system, in favor of which, there is a strong and growing sentiment. The curbing, guttering and macadamizing of streets has been pushed energetically the past year, and will continue until the streets are all in harmony with the handsome residences, lawns and shade trees for which our city is noted.

NEW COURT HOUSE.

Greene county is taking steps to erect a new court house and jail, to cost about \$100,000 and to be built with all the modern improvements.

The establishment of a United States Court at this place by the last Congress renders necessary a public building, and at the next session Congress will, in all probability, make an appropriation for that purpose, and for the accommodation of the Government Land Office, Post Office and the United States Commissioner's Court.

A bill has passed the Missouri Legislature locating a Court of Appeals in Springfield, and three Judges are soon to be appointed by the Governor.

The houses throughout the city are being numbered as rapidly as possible, and as soon as that is finished Springfield will have a free delivery of mail. This will be some time during the month of April.

WHOLESALE TRADE.

On account of her natural location Springfield has always enjoyed a wholesale trade extending over a wide area, even before the advent of her first railroad in 1870. As the adjacent country settled up and developed the trade increased, and with the

advent of railroad facilities it widened its scope, until now it reaches out 150 miles in nearly every direction. There are now large wholesale grocery companies and wholesale houses in every other branch of staples, that do an enormous business in Missouri, Arkansas, Indian Territory and Kansas. Every new railroad and branch adds to the volume of business, as it develops the tributary country. The possibilities of the future in the wholesaling interests of Springfield are grand, and the outlook for realizing all the possibilities is encouraging.

The study of any map will partially convince any stranger, and a tour through this section will invariably prove the fact, that there is no probability of Springfield ever having a competing point within a radius of 200 miles.

The healthfulness of the climate of Springfield, which is situated at a high elevation on the Ozark, and supplied with the purest air and water, is well known. While the winters are just cold enough to stir the blood and fire it with energy, the summers are not hot enough to enervate and destroy the vital forces born of the winter. The records of thermometers in hot weather have shown this to be the coolest section of the State.

FAVORABLE TOPOGRAPHY.

Eastern people coming here and having heard of the Ozark Mountains expect to see a rough range of rocky and barren hills. The term is misleading. Instead of the mountain fastnesses the tourist is surprised to see a gentle undulating highland, part prairie and part timber, watered by numerous rills and dotted with commodious farm houses, flourishing orchards and green fields. The soil is fertile and lasts well, and is adapted to the growing of more different kinds of products, probably, than any other soil in the country. Vegetables of all kinds are grown successfully, and the apple crop never fails. Small fruits always succeed and yield abundantly. The grasses are grown luxurantly, and blue grass covers as with a carpet many acres where it has thrived spontaneously. The wild and untillable land existing in some of the counties in the Southwest can be converted into luxuriant pastures by simply sowing the seed, as has been repeatedly done. There are many wealthy farmers in the Southwest who have made all of their money out of the soil.

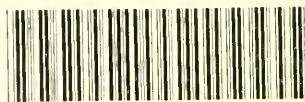
This section catches much of the return emigration, which is dissatisfied with the uncertainties of the crops further out west. Upon the whole, no city in the West has better surroundings, a brighter immediate future, or offers a safer place for the investment of capital, and hundreds have just found it out.

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